

### 10B/85 Mt Derrimut Road Deer Park VIC

\*\*\*\*\* IDEAL OFFICE / SHOWROOM / MEDICAL / ALLIED HEALTH / RETAIL / TRAINING CENTRE & MORE \*\*\*\*\*

Huge investment by current owner with an estimated \$400,000 of improvements !

Positioned in a Quality Development adjoining Major retailers such as Caltex Service station , opposite McDonalds and Derrimut Village Shopping centre.

Moments to Deer Park Station.

Other features Include :

- Substantial Ground Floor - 337m2 approx
- Huge First Floor Mezzanine - 348m2 approx
- Total Building Area - 685m2
- Recently Installed commercial ducted heating and

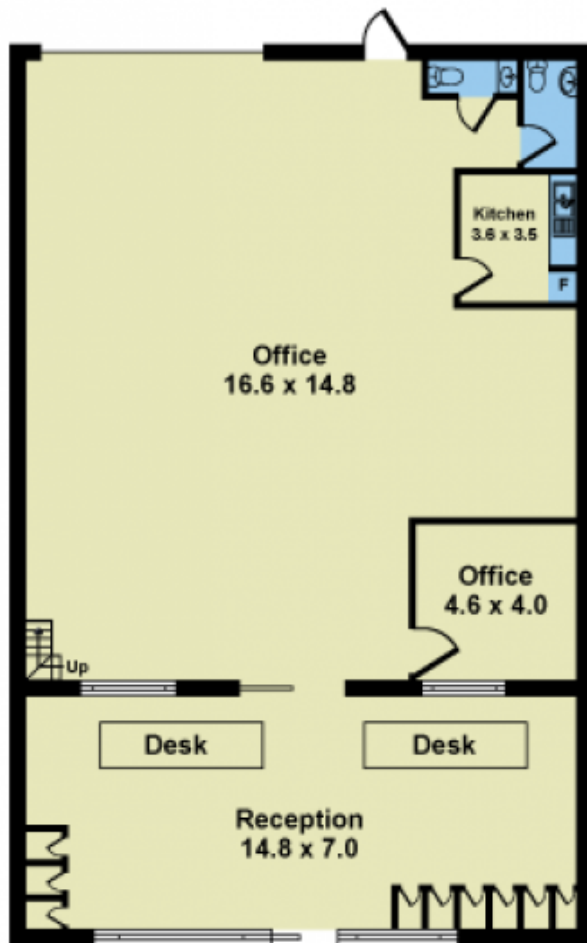
**Price** : PREMIUM COMMERCIAL\_\_AUCTION  
15/08/24  
**Building Size** : 685 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/deer-park/commercial/showroomsbulk-goods/8075473>



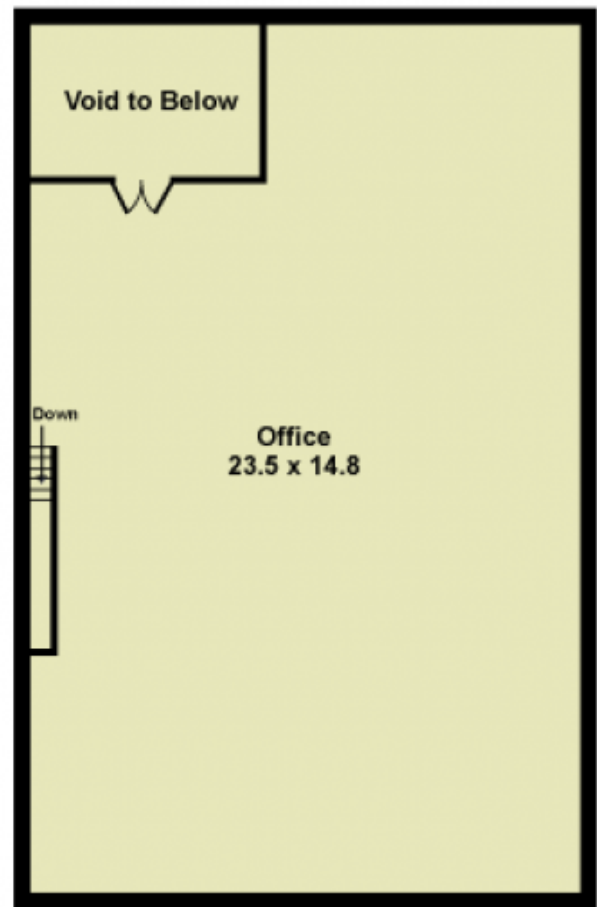
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GROUND FLOOR



FIRST FLOOR